

DATED

21st April

2011

(1) RESOLUTION RESIDENTIAL E LIMITED

and

(2) NATIONWIDE BUILDING SOCIETY

and

**(3) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T
relating to land known as
93 Judd Street London WC1H 9NE
pursuant to Section 106 of the Town and Country Planning
Act 1990 (as amended)

**Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP**

Tel: 020 7974 1918

Fax: 020 7974 2962

**G: Case files/culture & env/planning/s106 Agreements/ (CF)
CLS/COM/SB/1685.000805**

v1

THIS AGREEMENT is made the 21st day of April 2011

B E T W E E N:

1. **RESOLUTION RESIDENTIAL E LIMITED** (incorporated in Jersey) whose registered office is at La Masurier House, La Rue Le Masurier St Helier Jersey JE2 4YE (hereinafter called "the Owner") of the first part
2. **NATIONWIDE BUILDING SOCIETY** of Security Department, Moulton park Road, Northampton NN3 6NW (hereinafter called "The Mortgagee") of the second part
3. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

1. **WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL497196 [subject to a charge to the Mortgagee].
- 1.2 The Owner is the freehold Owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 16 September 2010 and the Council resolved to grant permission conditionally under reference number 2010/4982/P subject to the conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.5 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

1.6 Nationwide Building Society as mortgagee under a legal charge registered under Title Number NGL497196 and dated 29 November 2007 is willing to enter into this Agreement to give its consent to the same.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- 2.1 "the Act" the Town and Country Planning Act 1990 (as amended)
- 2.2 "the Agreement" this Planning Obligation made pursuant to Section 106 of the Act
- 2.3 "the Development" Change of use of bedsit HMO accommodation (Sui Generis) at part ground to third floor level to 4x1 bed self-contained residential units (Class C3), including reconfiguration of existing rear outbuilding at ground floor level into habitable accommodation and associated alterations as shown on drawing numbers Site Location Plan; 145.201 Rev C; 202 Rev B; 203 Rev C; 204 Rev C; 205 Rev C; 206 Rev B; 211 Rev J; 212 Rev H; 213 Rev J; 214 Rev H; 215 Rev H; 216 Rev D; 300; 301; 302; 310 Rev B; 311 Rev C; 312 Rev B.
- 2.4 "the Implementation Date" the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly

- 2.5 "Occupation Date" the first date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
- 2.6 "the Parties" mean the Council the Owner and the Mortgagee
- 2.7 "the Planning Application" a planning application in respect of the development of the Property submitted to the Council and validated on 16 September 2010 for which a resolution to grant permission has been passed conditionally under reference number 2010/4982/P subject to conclusion of this Agreement
- 2.8 "Planning Obligations Monitoring Officer" a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
- 2.9 "the Planning Permission" a planning permission granted for the Development substantially in the draft form annexed hereto
- 2.10 "the Property" the land known as 93 Judd Street London WC1H 9NE the same as shown shaded grey on the plan annexed hereto
- 2.11 "Residents Parking Bay" a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by

residents of the locality in which the Development is situated

- 2.12 "Residents Parking Permit" a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in Residents Parking Bays

NOW THIS DEED WITNESSETH as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7, 8 and 9 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.
- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.

- 3.7 The Parties save where the context states otherwise shall include their successors in title.
- 3.8 The Parties acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 for all relevant purposes.

4. **OBLIGATIONS OF THE OWNER**

- 4.1 The Owner hereby covenants with the Council to ensure that prior to occupying any residential unit forming part of the Development each new resident of the Development is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay and will not be able to buy a contract to park within any car park owned, controlled or licensed by the Council.
- 4.2 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.1 above will remain permanently.
- 4.3 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the residential units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those residential units that in the Owner's opinion are affected by the Owner's obligation in Clause 4.1 of this Agreement.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause

6.1 hereof quoting planning reference 2010/4982/P the date upon which the Development will be ready for Occupation.

5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.

5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP quoting the planning reference number 2010/4982/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.

6.2 This Agreement shall be registered as a Local Land Charge.

- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner nor the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development or is modified (other than by agreement with or at the request of the Owner) this Agreement shall forthwith determine and cease to have effect and the Council will effect cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.

7. **MORTGAGEE EXEMPTION**

7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.

8. **JOINT AND SEVERAL LIABILITY**

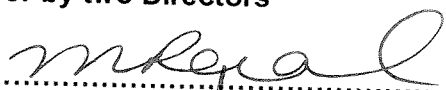
8.1 All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

9. **RIGHTS OF THIRD PARTIES**


9.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY)
RESOLUTION RESIDENTIAL E LIMITED)
in the presence of:-/)
acting by a Director and its Secretary)
or by two Directors)

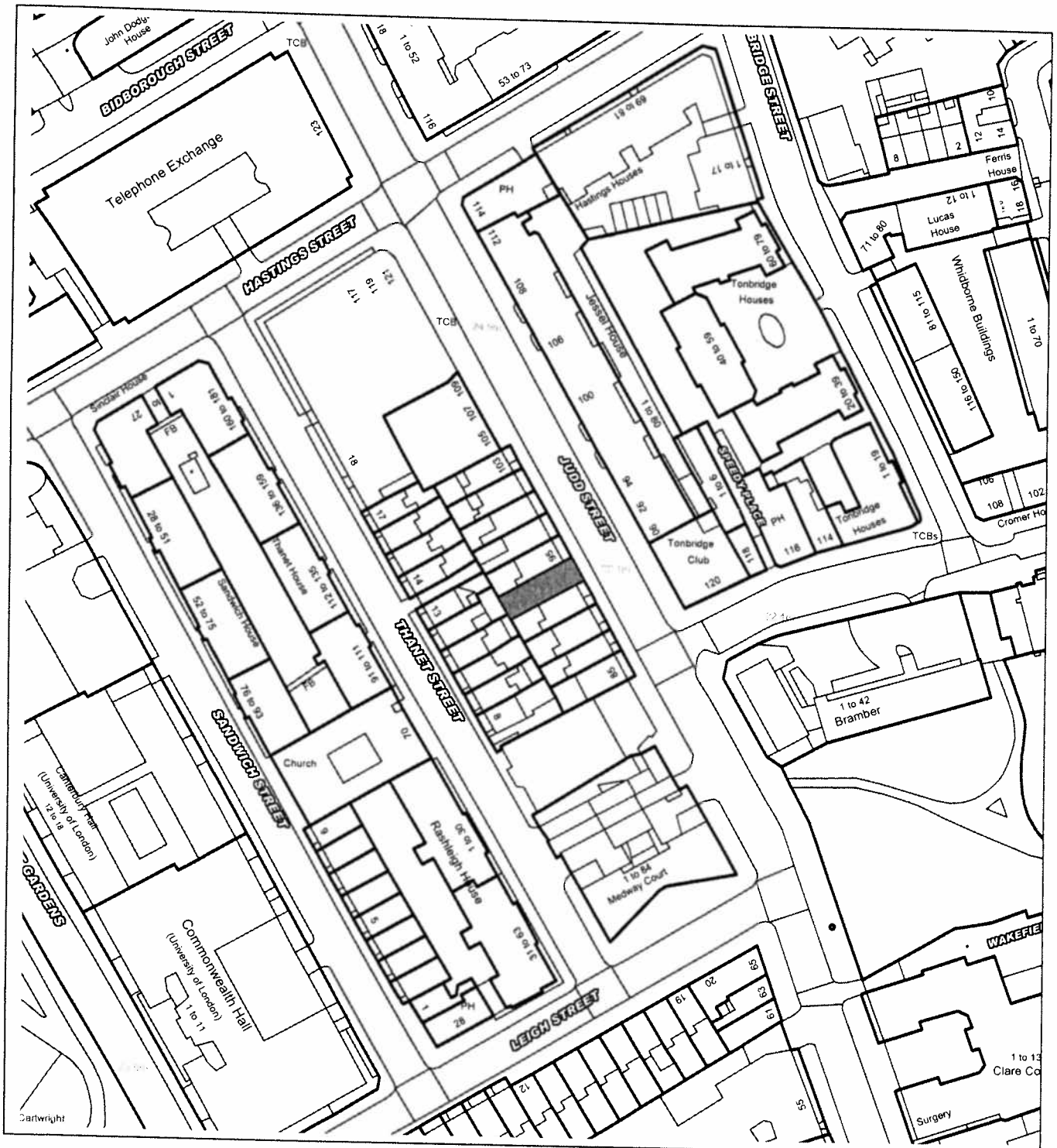

.....

Director


.....

Director/Secretary

93 Judd Street London WC1H 9NE



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Syte Architects Ltd
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2010/4982/P**

03 February 2011

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Acts 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
93 Judd Street
London
WC1H 9NE

Proposal:

DECISION
Change of use of bedsit/HMO accommodation (Sui Generis) at part ground to third floor level to 4x1 bed self-contained residential units (Class C3) including reconfiguration of existing rear outbuilding at ground floor level into habitable accommodation and associated alterations.

Drawing Nos: Site Location Plan; 145.201 Rev C; 202 Rev B; 203 Rev C; 204 Rev C; 205 Rev C; 206 Rev B; 211 Rev J; 212 Rev H; 213 Rev J; 214 Rev H; 215 Rev H; 216 Rev D; 300; 301; 302; 310 Rev B; 311 Rev C; 312 Rev B.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; 145.201 Rev C; 202 Rev B; 203 Rev C; 204 Rev C; 205 Rev C; 206 Rev B; 211 Rev J; 212 Rev H; 213 Rev J; 214 Rev H; 215 Rev H; 216 Rev D; 300; 301; 302; 310 Rev B; 311 Rev C; 312 Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 You are advised that policy DP6 of the Local Development Framework Development Policies expects all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to

Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building and the subsequent operation of the use.
- 7 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality spaces and conserving our heritage) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP9 (Student housing, bedsits and other housing with shared facilities), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP29 (Improving access). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Yours faithfully

Culture and Environment Directorate

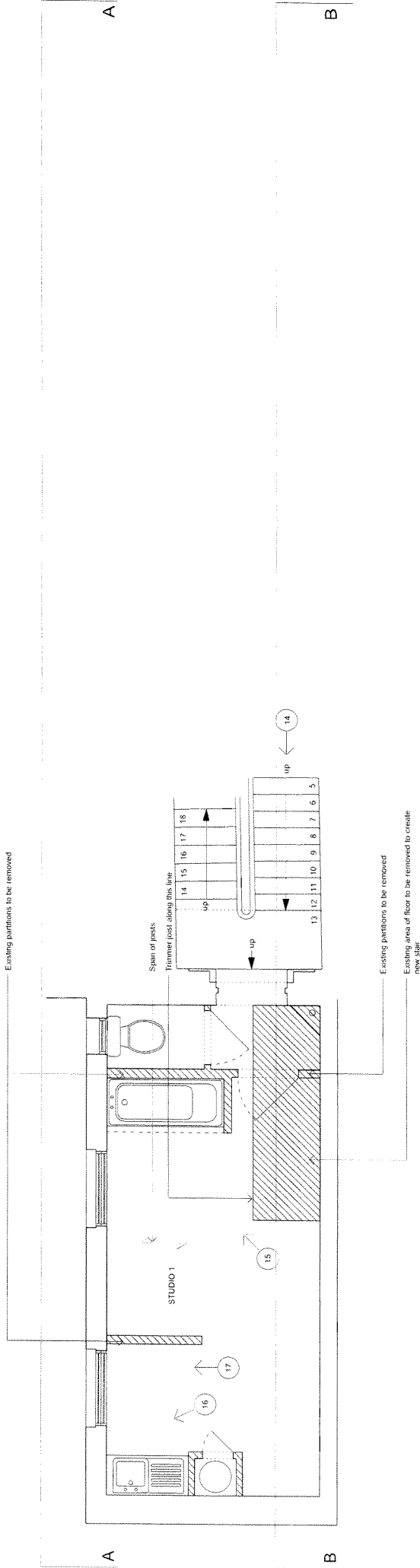
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Area of wall to be removed



Location of site photo. Refer to report document



<p>© 2008 syte architects limited Unless an indication to the point of construction is shown, all dimensions are in millimetres and are to be taken from the finished face of the work unless otherwise stated. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of syte architects limited.</p>	<p>revisions: 2.02.10 Listed Building application Rev B - 24.08.10 Revised Planning and Listed Building resubmission</p>	<p>client Resolution Ltd</p>	<p>project 93 Judd Street London WC1H 9NE</p>	<p>drawing title Upper Ground Floor Plan as Existing</p> <p>date drawn by checked by scale revision B drawing RW 145.202</p>
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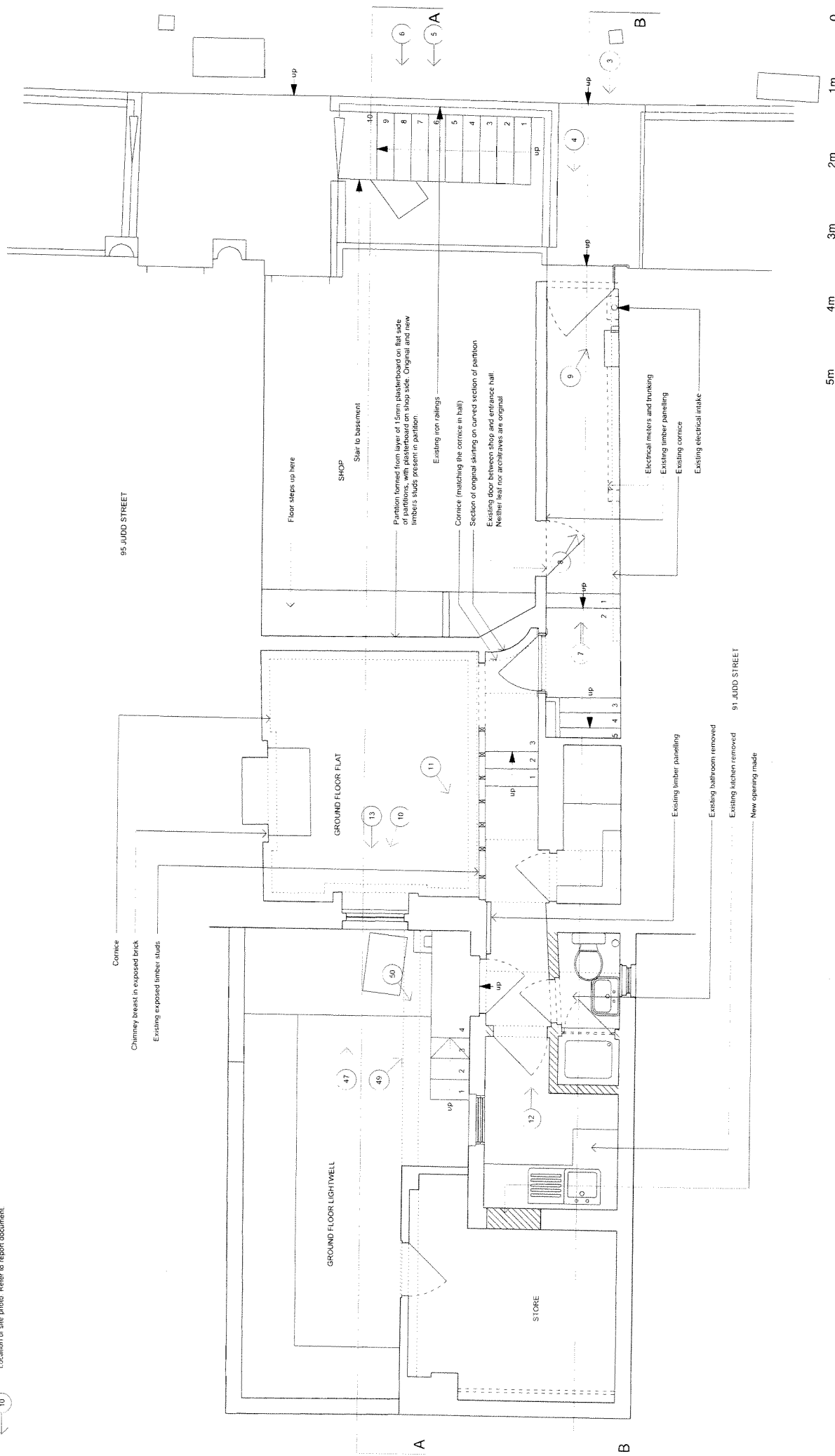
15, 16, Barnard, 2nd floor, London, W1F 1 6DQ, UK. Tel: 020 7704 2100. Fax: 020 7704 4300.

FOR APPROVAL

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Area of wall to be removed

Location of site photo - Refer to report document.



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					Jan 09	BM	C
					scale	checked by	drawing
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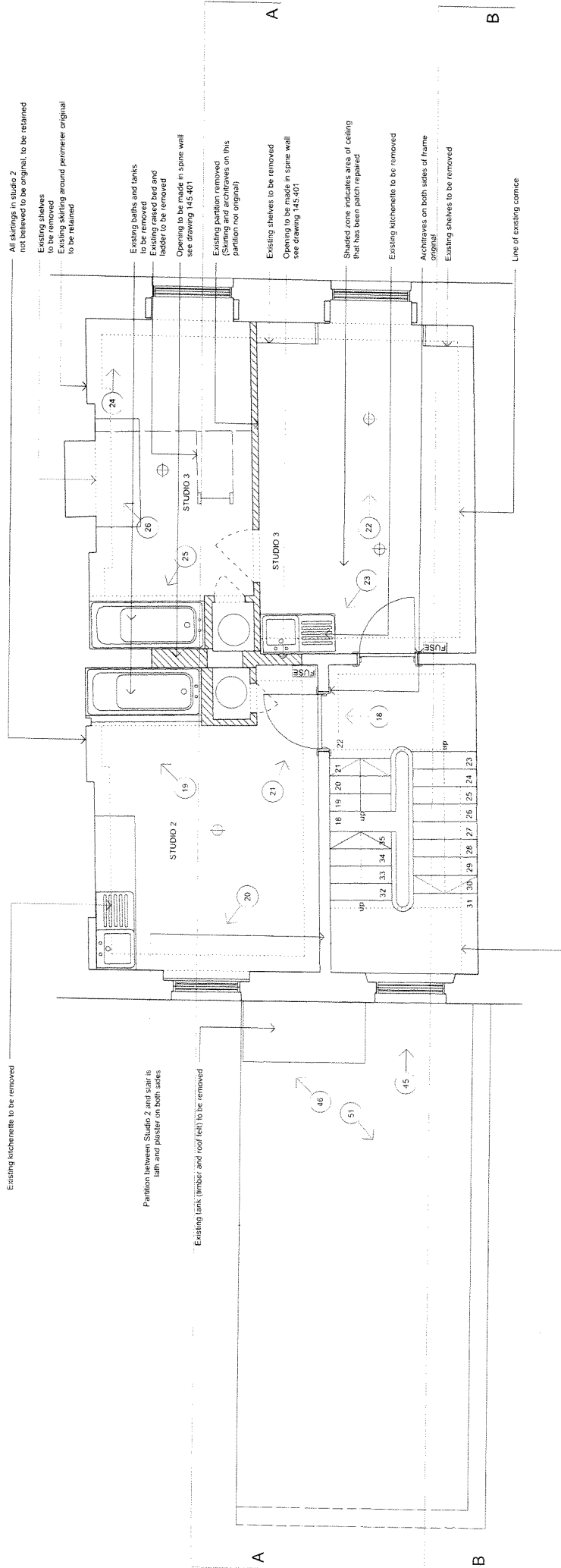
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Area of wall to be removed

Location of site photo. Refer to report document

Existing pendant light fitting. All existing fittings to be removed.



Line of existing high level boxing out above (to be removed)



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					scale 1:50@A3	checked by RW	drawing 145.203

FOR APPROVAL



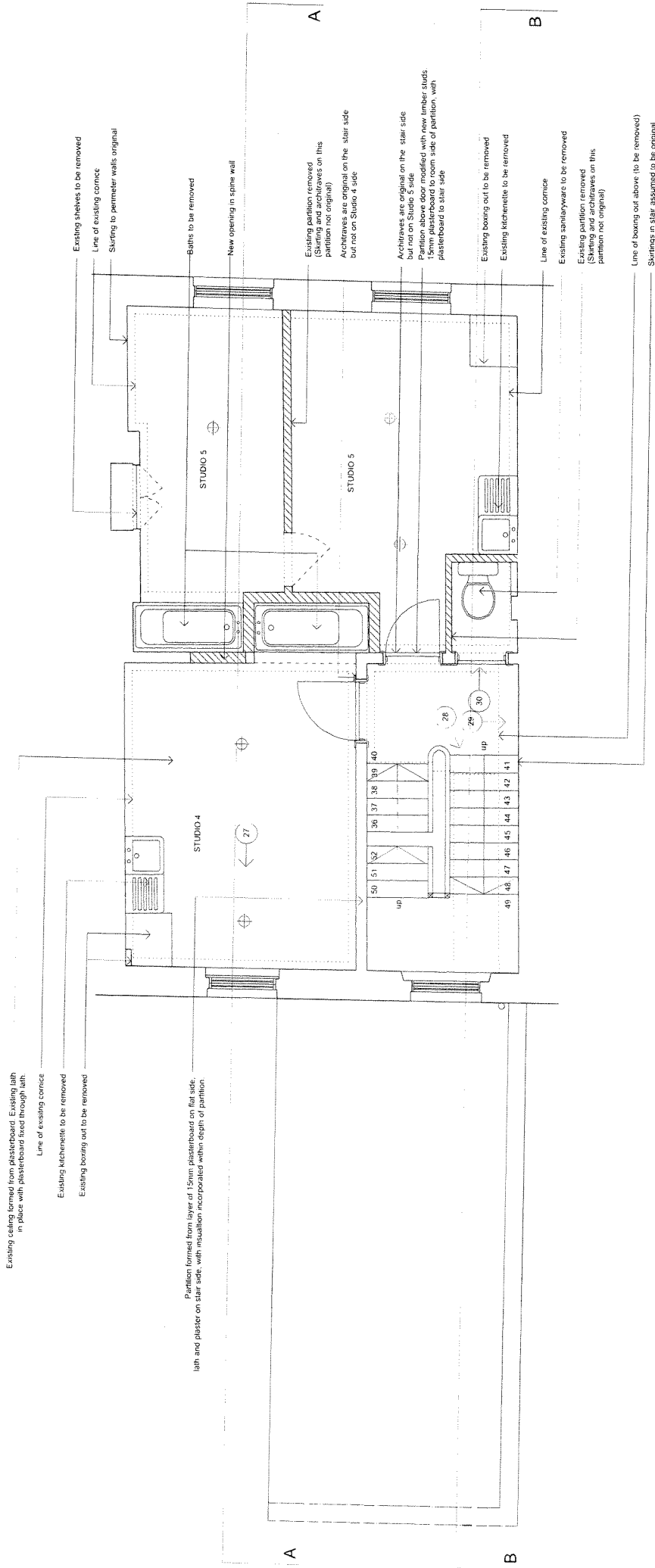
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© 2008 syte architects limited syte architects 100 Finsbury Street, London EC2A 3DF T: 020 7766 8110 F: 020 7724 4001 www.syte.co.uk	revisions Rev A - 04.08.09 vegetation removed from rear addition roof Rev B - 12.02.10 Listed Building application Rev C - 24.08.10 Revised Planning and Listed Building resubmission	Client Resolution Ltd.	Project 93, Judd Street London WCH 9NE	Drawing title Second Floor Plan as Existing	date Jan 09	drawn by BM	revision C
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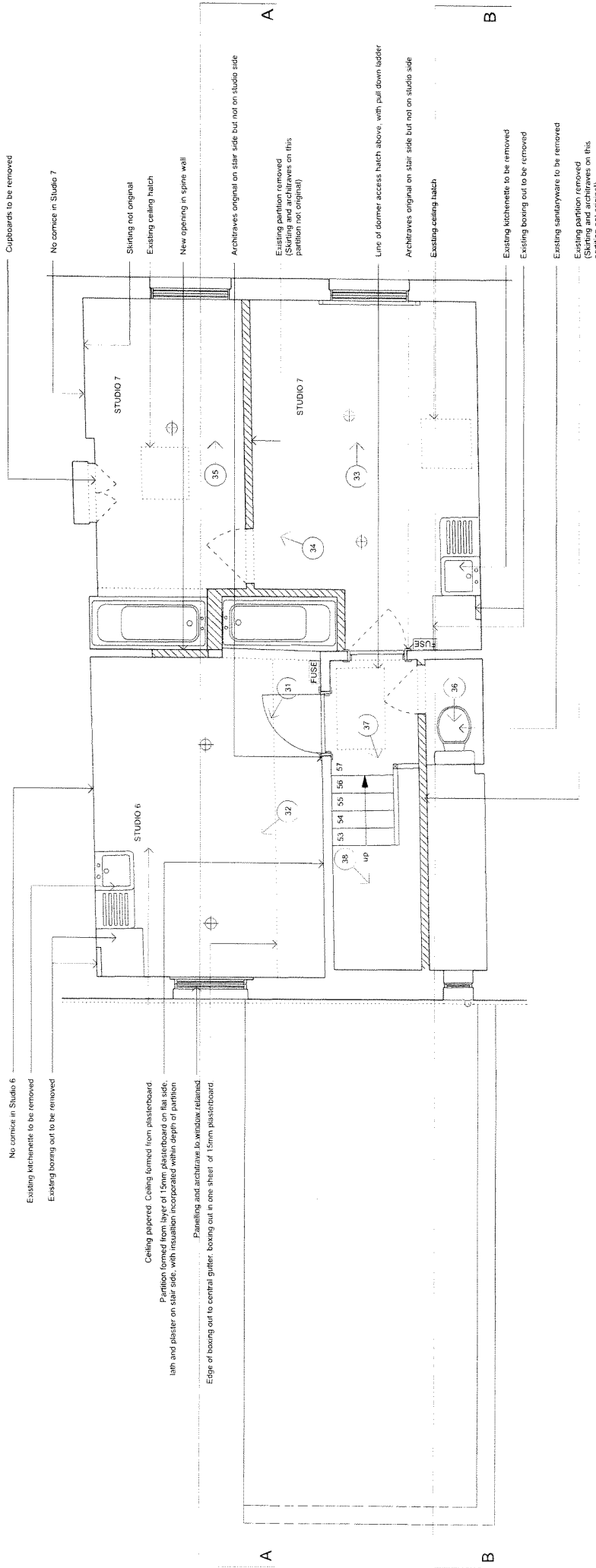
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Area of wall to be removed



Location of site photo. Refer to report document.



<p>© 2009 syte architects limited</p> <p>Details all dimensions on an imperial basis unless otherwise stated. The metric equivalent will be provided where appropriate.</p> <p>Our drawings are for the use of the architect only and are not to be used for any other purpose without the written consent of syte architects.</p> <p>syte architects</p> <p>10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	<p>revisions</p> <p>Rev. A - 12.02.09 vegetation removed from rear addition roof</p> <p>Rev. B - 12.02.10 vegetation removed from rear addition roof</p> <p>Rev. C - 24.08.10 Revised Planning and Listed Building resubmission</p>	<p>client</p> <p>Resolution Ltd.</p>	<p>project</p> <p>93 Judd Street London WC1H 9NE</p>	<p>drawing title</p> <p>Third Floor Plan as Existing</p>	<p>date</p> <p>Jan 09</p> <p>scale</p> <p>1:50@A3</p>	<p>drawn by</p> <p>BM</p> <p>checked by</p> <p>RW</p> <p>revision</p> <p>C</p> <p>drawing</p> <p>145.205</p>
	<p>FOR APPROVAL</p>					

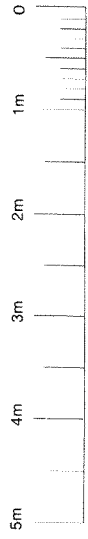
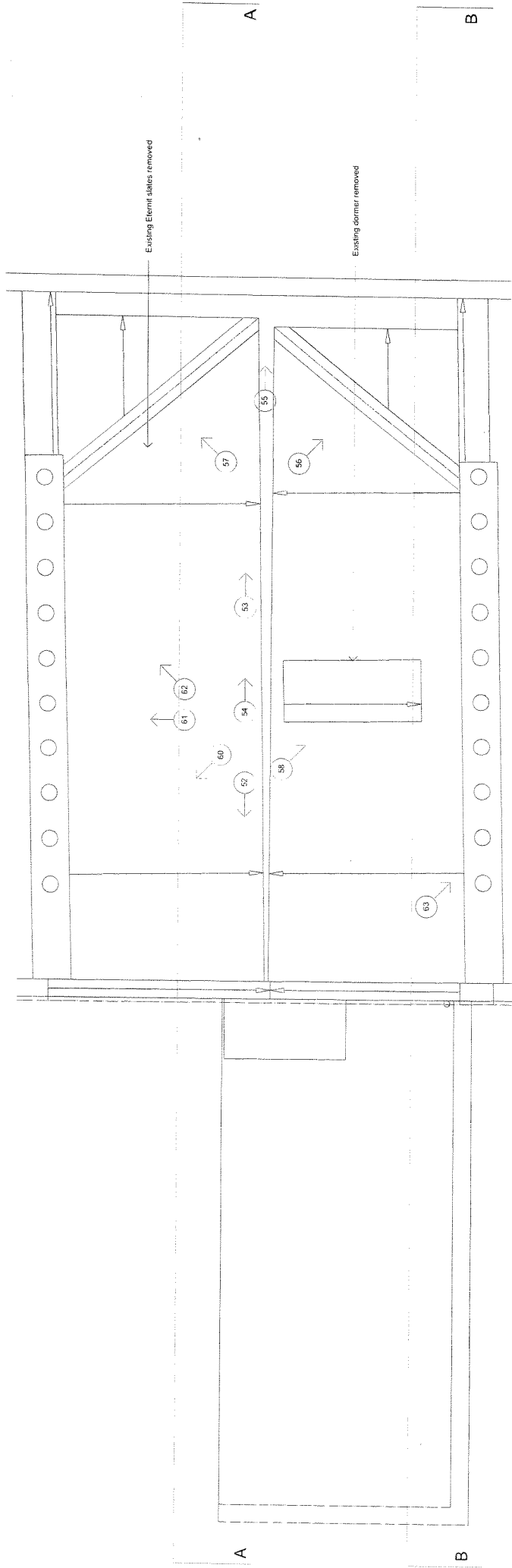
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Area of wall to be removed



Location of site photo. Refer to report document.



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FOR APPROVAL

GENERAL KEY

- 2.12 Ceiling height
- + 32.52 Level from benchmark
- - - - - Line of 30 minutes fire resistance
- - - - - Line of 60 minutes fire resistance
- - - - - Soil/waste pipe drainage run
- - - - - Water supply pipe run
- - - - - Existing wall removed

ELECTRICAL

- ⊙ Smoke detector
- ⊕ Heat detector
- ⊕ Pendant light fitting
- ⊕ Downlighter
- E E suffix denotes emergency fitting
- Bathroom extract fan. 15 litres per second.
- Fluorescent strip light
- ▬ New electric heater
- ⊗ Kitchen extract fan. 30 litres per second.

- Telephone point
- △ TV point
- △ Double power socket
- △ Single power socket

All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE Wiring Guidance and Building Regulation (Part P)

Install all light fittings in accordance with manufacturer's instructions.

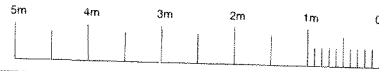
Note requirements of Part L1A with regards to specification of energy efficient light fittings. Light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Circuit watts means the power consumed in lighting circuits by lamps and their associated control gear and power correction equipment.

Reasonable provision would be to provide fixed energy efficient light fittings that number not less than the greater of:

- a. one per 25m² of dwelling floor area or part thereof; or
- b. one per four fixed lighting fittings.

NOTE: Lights in wet rooms/ bathrooms to have appropriate IP rating

SCALE



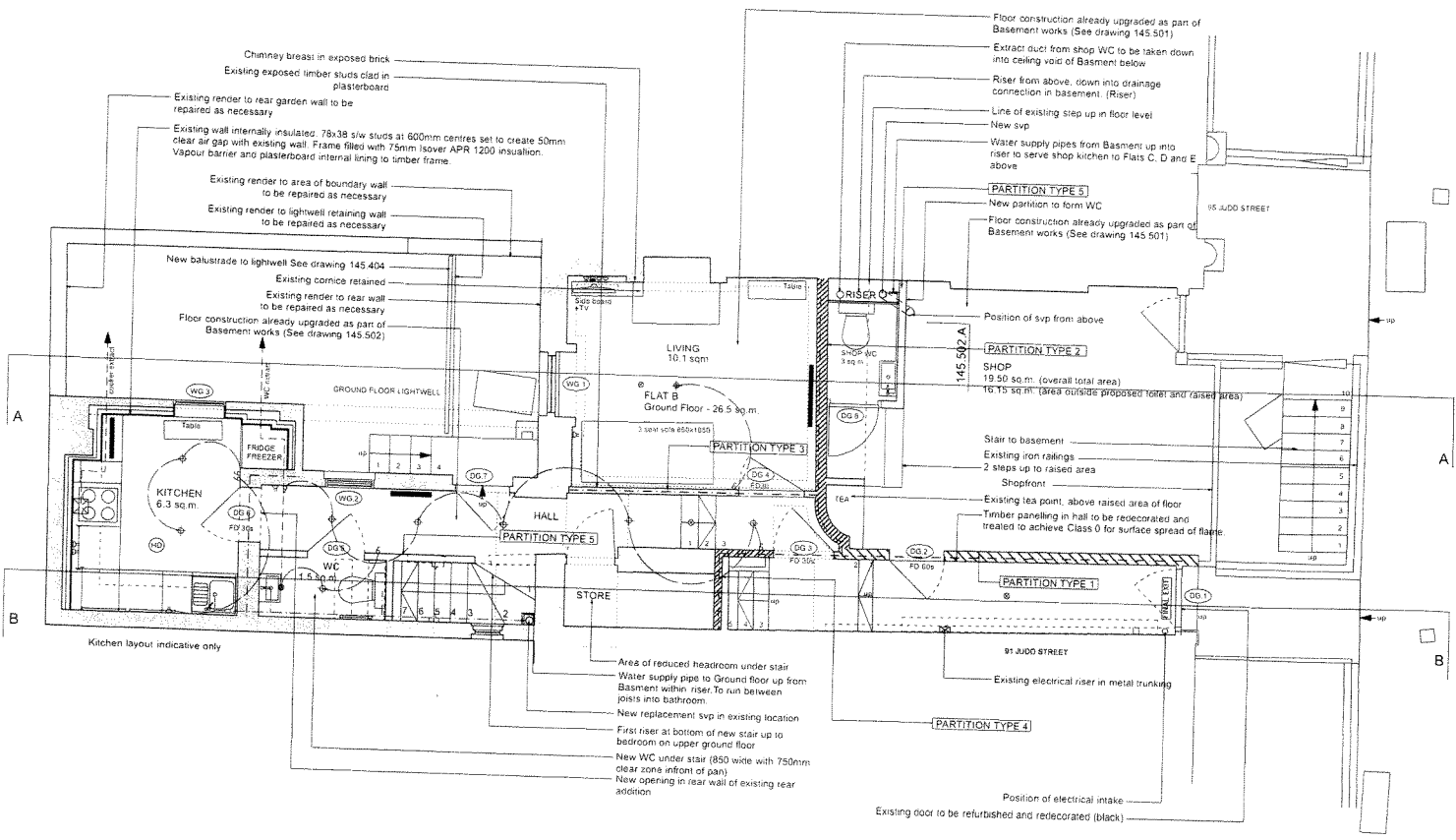
KEY TO EXISTING AND PROPOSED PARTITIONS

- PARTITION TYPE 1** Existing partition between shop and entrance hall. Exact construction not known. Partition is faced with timber panelling on entrance hall side. Timber panelling to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint on shop side of partition. Existing partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint to both sides of partition.
- PARTITION TYPE 2** Existing partition between shop and Ground floor flat. Existing construction sheet of 12.5mm plasterboard on either side of timber studs. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint to both sides of partition.
- PARTITION TYPE 3** Existing partition within Ground floor flat, currently in area below stair timber studwork is exposed. Area of exposed timber studs to be clad above currently exposed timber studwork to receive application of envirograf intumescent paint.
- PARTITION TYPE 4** Existing partition between Ground floor flat and common staircase. Face Partition within flat to receive application of envirograf intumescent paint. All soffits of staircase and landing within Ground floor flat to receive application of envirograf intumescent paint.
- PARTITION TYPE 5** New plasterboard partition forming new shower room to front studios and WC in shop. Formed from a layer of 15 mm Soundbloc on either side of 75x38 timber studs. Soundbloc on shower room side of partition to be MR grade with sheet of plywood incorporated behind plasterboard. 50mm Isover APR insulation incorporated into cavity. Where partition is to accommodate drainage pipes (eg. between kitchen existing partition between common stair and flats at First Floor level, lath and plaster to both sides. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.
- PARTITION TYPE 6** Areas of new partition forming partition to front room on line of spine wall. Formed from 2 layers of 15mm Gyproc Soundbloc on either side of timber studs. 50mm Isover APR 1200 insulation incorporated into cavity. Partition achieves 60 minutes fire resistance. Used to infill an area of an existing opening. Width of infill partition adjusted to suit width of existing partition.
- PARTITION TYPE 7** New partition forming new riser. 2 sheets of 15mm Gyproc Fireline plasterboard fixed to timber stud frame. Outer layer of Fireline on shower room side to be MR grade 50mm Isover APR insulation incorporated into cavity.
- PARTITION TYPE 8** Existing spine wall at First, Second and Third floor levels. To be upgraded with an application of Envirograf intumescent paint to both sides to achieve 60 minutes fire protection to elements of structure.
- PARTITION TYPE 9** Existing partition between common stair and flats at Second and Third Floor levels, lath and plaster to stair side, with plasterboard to room side. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.
- PARTITION TYPE 10** Existing partition between common stair and flats at Second and Third Floor levels, lath and plaster to stair side, with plasterboard to room side. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.

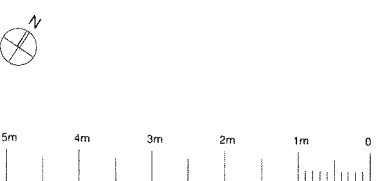
DOORS AND WINDOWS

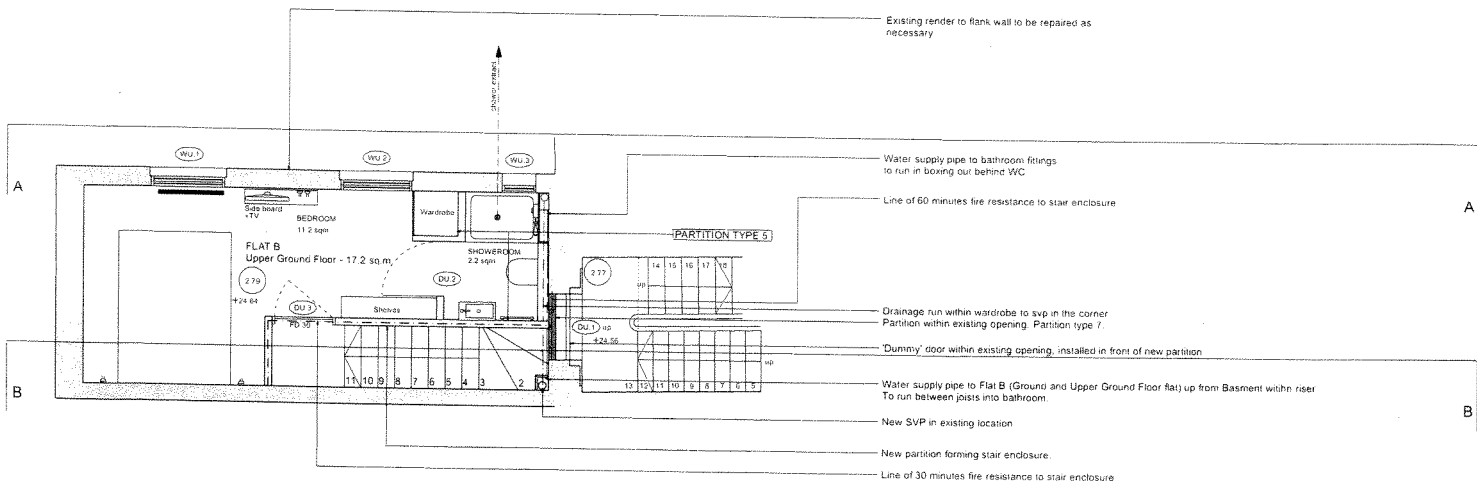
- WG.1** Existing window to be retained, refurbished and redecorated
- WG.2** Existing window to be retained, refurbished and redecorated
- WG.3** New window to match existing original windows. Window to be located within existing door aperture. Aperture infilled to height to match cill of WG.2
- DG.1** Existing external entrance door to be retained, refurbished and redecorated
- DG.2** Existing internal door to be replaced with new solid timber 6-panelled fire door (FD60S) with new architraves. To remain permanently locked shut.
- DG.3** Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Lock to operate with thumbturn on room side or other mechanism to permit safe means of escape.
- DG.4** New solid timber 6-panelled fire door (FD30), with new architraves
- DG.5** New solid timber 6-panelled door, with new architraves
- DG.6** New solid timber 6-panelled fire door (FD30), with new architraves
- DG.7** Existing external door to be replaced for details see drawing 145.403.
- DG.8** New white painted flush door to shop WC.

FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476: Part 22. Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees Celsius. Frames to be in accordance with door manufacturer's instructions. S suffix denotes requirement smoke seals, closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.



<p>© 2008 syte architects limited</p> <p>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p> <p>syte</p> <p>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p>	<p>Revisions</p> <p>REV A: 30-01-09 General arrangements, furniture, etc.</p> <p>REV B: 07-07-09 Layout and dimensions</p> <p>REV C: 04-03-09 General arrangements (for latest building officer comments)</p> <p>REV D: 10-11-09 Final Building Regulations</p> <p>REV E: 17-12-09 Revised following EIR L4525 Building Inspector</p> <p>REV F: 13-03-10 Building Regulations Building Inspector</p> <p>REV G: 24-03-10 Final Building Regulations</p> <p>REV H: 24-03-10 Revised Planning and Listed Building requirements</p> <p>REV I: 09-11-10 Revised following Planning's comments. Date: 10/11/2010. Approved by: [Signature]</p>	<p>client</p> <p>Resolution Ltd.</p>	<p>project</p> <p>93 Judd Street LONDON WC1H 9NE</p>	<p>drawing title</p> <p>Ground Floor Plan as Proposed</p>	<p>date</p> <p>Jan 09</p>	<p>drawn by</p> <p>BM</p>	<p>checked by</p> <p>RW</p>	<p>revision</p> <p>J</p> <p>145.211</p>
	<p>1:50</p>							

GENERAL KEY	ELECTRICAL	
<p>2.12 Ceiling height</p> <p>+ 32.32 Level from benchmark</p> <p>--- Line of 30 minutes fire resistance</p> <p>--- Line of 60 minutes fire resistance</p> <p>--- Soil/ waste pipe drainage run</p> <p>--- Water supply pipe run</p> <p>--- Existing wall removed</p>	<p>⊗ Smoke detector</p> <p>⊗ Heat detector</p> <p>⊕ Pendant light fitting</p> <p>⊕ Downlighter</p> <p>E E suffix denotes emergency fitting</p> <p>● Bathroom extract fan. 15 litres per second.</p> <p>— Fluorescent strip light</p> <p>— New electric heater</p> <p>⊗ Kitchen extract fan. 30 litres per second.</p> <p>All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE Wiring Guidance and Building Regulation (Part P)</p> <p>Install all light fittings in accordance with manufacturer's instructions.</p> <p>Note requirements of Part L1A with regards to specification of energy efficient light fittings. Light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy circuits by lamps and their associated control gear and power correction equipment.</p> <p>Reasonable provision would be to provide fixed energy efficient light fittings that number not less than the greater of:</p> <p>a. one per 25m² of dwelling floor area or part thereof; or</p> <p>b. one per four fixed lighting fittings.</p> <p>NOTE: Lights in wet rooms/ bathrooms to have appropriate IP rating</p>	<p>■ Telephone point</p> <p>△ TV point</p> <p>△ Double power socket</p> <p>△ Single power socket</p> <p>SCALE</p> 
<p>KEY TO EXISTING AND PROPOSED PARTITIONS</p> <p>PARTITION TYPE 1 Existing partition between shop and entrance hall. Exact construction not know. Partition is faced with timber paneling on entrance hall side. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint on shop side of partition. Existing timber paneling to achieve Class 0 for surface spread of flame through application of Envirograf Class 0 treatment.</p> <p>PARTITION TYPE 2 Existing partition between shop and Ground floor flat. Existing construction sheet of 12.5mm plasterboard on either side of timber studs. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint to both sides of partition.</p> <p>PARTITION TYPE 3 Existing partition within Ground floor flat, currently in area below stair timber studwork is exposed. Area of exposed timber studs to be clad on each side with a sheet of 15mm Gyproc Fireline plasterboard to achieve 60 minutes fire protection to timber structure. Areas of partition above currently exposed timber studwork to receive application of envirograf intumescent paint.</p> <p>PARTITION TYPE 4 Existing partition between Ground floor flat and common staircase. Face Partition within flat to receive application of envirograf intumescent paint. All soffits of staircase and landing within Ground floor flat to receive application of envirograf intumescent paint.</p> <p>PARTITION TYPE 5 New plasterboard partition forming new shower room to front studios and WC in shop. Formed from a layer of 15mm Soundbloc on either side of 75x38 timber studs. Soundbloc on shower room side of partition to be MR grade with sheet of plywood incorporated behind and shower room) use 100x38 timber studs.</p> <p>PARTITION TYPE 6 Existing partition between common stair and flats at First Floor level, lath and plaster to both sides. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.</p> <p>PARTITION TYPE 7 Areas of new partition forming partition to front room on line of spine wall. Formed from 2 layers of 15mm Gyproc Soundbloc on either side of timber studs. 50mm Isover APR 1200 insulation incorporated into cavity. Partition achieves 60 minutes fire resistance. Used to infill an area of an existing opening. Width of infill partition adjusted to suit width of existing partition.</p> <p>PARTITION TYPE 8 New partition forming new riser. 2 sheets of 15mm Gyproc Fireline plasterboard fixed to timber stud frame. Outer layer of Fireline on shower room side to be MR grade 50mm Isover APR insulation incorporated into cavity.</p> <p>PARTITION TYPE 9 Existing spine wall at First, Second and Third Floor levels. To be upgraded with an application on Envirograf intumescent paint to both sides to achieve 60 minutes fire protection to elements of structure.</p> <p>PARTITION TYPE 10 Existing partition between common stair and flats at Second and Third Floor levels, lath and plaster to stair side, with plasterboard to room side. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.</p>	<p>DOORS AND WINDOWS</p> <p>WU 1 Existing window to be retained, refurbished and redecorated</p> <p>WU 2 Existing window to be retained, refurbished and redecorated</p> <p>WU 3 Existing window to be retained, refurbished and redecorated and reglazed</p> <p>DU 1 New solid timber 6-paneled fire door with new architraves as 'dummy' decorative door, to be fixed shut.</p> <p>DU 2 New solid timber 6-paneled fire door, with new architraves</p> <p>DU 3 New solid timber 6-paneled fire door (FD30), with new architraves</p> <p>FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476, Part 22. Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees celsius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seals. Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.</p>	



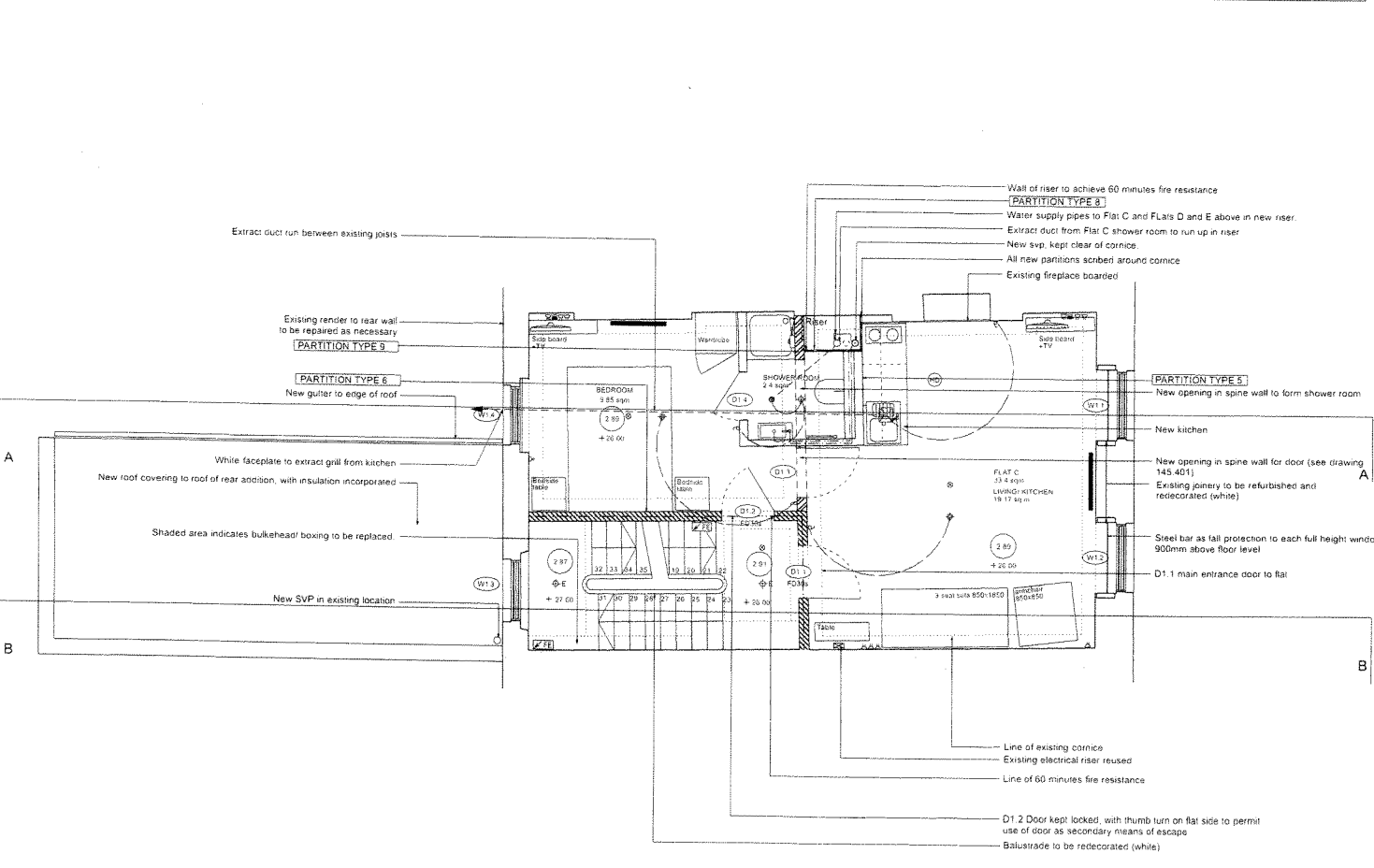
<p>© 2008 syte architects limited</p> <p>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p>	<p>syte</p> <p>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p>	<p>CHIEF</p> <p>Resolution Ltd.</p>	<p>SUBJECT</p> <p>93 Judd Street London WC1H 9NE</p>	<p>DRAWING FILE</p> <p>Upper Ground Floor Plan as Proposed</p>	<p>DATE</p> <p>Jan 09</p> <p>SCALE</p> <p>1:50</p> <p>DRAWN BY</p> <p>BM</p> <p>CHECKED BY</p> <p>RW</p> <p>REVISION</p> <p>H</p> <p>145.212</p>
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GENERAL KEY	ELECTRICAL	
<ul style="list-style-type: none"> 2.12 Ceiling height + 32.32 Level from benchmark Line of 30 minutes fire resistance Line of 60 minutes fire resistance Soil/waste pipe drainage run Water supply pipe run Existing wall removed 	<ul style="list-style-type: none"> Smoke detector Heat detector Pendant light fitting Downlighter E suffix denotes emergency fitting Bathroom extract fan, 15 litres per second. Fluorescent strip light New electric heater 	<ul style="list-style-type: none"> Telephone point TV point Double power socket Single power socket
<p>All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE Wiring Guidance and Building Regulation (Part P)</p> <p>Install all light fittings in accordance with manufacturer's instructions</p> <p>Note requirements of Part L1A with regards to specification of energy efficient light fittings. Light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Circuit watts means the power consumed in lighting circuits by lamps and their associated control gear and power correction equipment.</p> <p>Reasonable provision would be to provide fixed energy efficient light fittings that number not less than the greater of:</p> <ol style="list-style-type: none"> one per 25m² of dwelling floor area or part thereof; or one per four fixed lighting fittings. <p>NOTE: Lights in wet rooms/ bathrooms to have appropriate IP rating</p>		<p>SCALE</p>

KEY TO EXISTING AND PROPOSED PARTITIONS	
	Existing partition between shop and entrance hall. Exact construction not know. Partition is faced with timber panelling on entrance hall side. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint on shop side of partition. Existing timber panelling to achieve Class 0 for surface spread of flame through application of Envirograf Class 0 treatment.
	Existing partition between shop and Ground floor flat. Existing construction sheet of 12.5mm plasterboard on either side of timber studs. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint to both sides of partition.
	Existing partition within Ground floor flat, currently in area below stair timber studwork is exposed. Area of exposed timber studs to be clad on each side with a sheet of 15mm Gyproc Fireline plasterboard to achieve 60 minutes fire protection to timber structure. Areas of partition above currently exposed timber studwork to receive application of envirograf intumescent paint.
	Existing partition between Ground floor flat and common staircase. Face Partition within flat to receive application of envirograf intumescent paint. All soffits of staircase and landing within Ground floor flat to receive application of envirograf intumescent paint.
	New plasterboard partition forming new shower room to front studios and WC in shop. Formed from a layer of 15mm Soundbloc on either side of 75x38 timber studs. Soundbloc on shower room side of partition to be MR grade with sheet of plywood incorporated behind and shower room) use 100x36 timber studs.
	Existing partition between common stair and flats at First Floor level, lath and plaster to both sides. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.
	Areas of new partition forming partition to front room on line of spine wall. Formed from 2 layers of 15mm Gyproc Soundbloc on either side of timber studs. 50mm Isover APR 1200 insulation incorporated into cavity. Partition achieves 60 minutes/fire resistance. Used to infill an area of an existing opening. Width of infill partition adjusted to suit width of existing partition.
	New partition forming new riser. 2 sheets of 15mm Gyproc Fireline plasterboard fixed to timber stud frame. Outer layer of Fireline on shower room side to be MR grade 50mm Isover APR insulation incorporated into cavity.
	Existing spine wall at First, Second and Third floor levels. To be upgraded with an application of Envirograf intumescent paint to both sides to achieve 60 minutes fire protection to elements of structure.
	Existing partition between common stair and flats at Second and Third Floor levels, lath and plaster to stair side, with plasterboard to room side. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions.

DOORS AND WINDOWS	
	Existing window to be retained, refurbished and redecorated. Window to be restricted opening.
	Existing window to be retained, refurbished and redecorated. Window to be restricted opening.
	Existing window to be replaced with like for like replacement. Window to be restricted opening.
	Existing window to be replaced with like for like replacement
	Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Lock to operate with thumbturn on room side or other mechanism to permit safe means of escape.
	Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Lock to operate with thumbturn on room side or other mechanism to permit safe means of escape.
	New solid timber 6-panelled door with new architraves
	New solid timber 6-panelled door with new architraves

FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476 Part 22. Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees Celsius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seats. Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.



GENERAL KEY

- ⊙ 112 Ceiling height
- + 32.32 Level from benchmark
- Line of 30 minutes fire resistance
- Line of 60 minutes fire resistance
- Soil/waste pipe drainage run
- Water supply pipe run
- Existing wall removed

ELECTRICAL

- ⊙ Smoke detector
- ⊙ Heat detector
- ⊕ Pendant light fitting
- ⊕ Downlighter
- E E suffix denotes emergency fitting
- ⊙ Bathroom extract fan, 15 litres per second.
- ⊕ Kitchen extract fan, 30 litres per second.
- ⊕ Fluorescent strip light
- ▬ New electric heater

All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE Wiring Guidance and Building Regulation (Part P)

Install all light fittings in accordance with manufacturer's instructions.

Note requirements of Part L1A with regards to specification of energy efficient light fittings. Light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Circuit watts means the power consumed in lighting circuits by lamps and their associated control gear and power correction equipment.

Reasonable provision would be to provide fixed energy efficient light fittings that number not less than the greater of:

- one per 25m² of dwelling floor area or part thereof; or
- one per four fixed lighting fittings.

NOTE: Lights in wet rooms/ bathrooms to have appropriate IP rating

SCALE

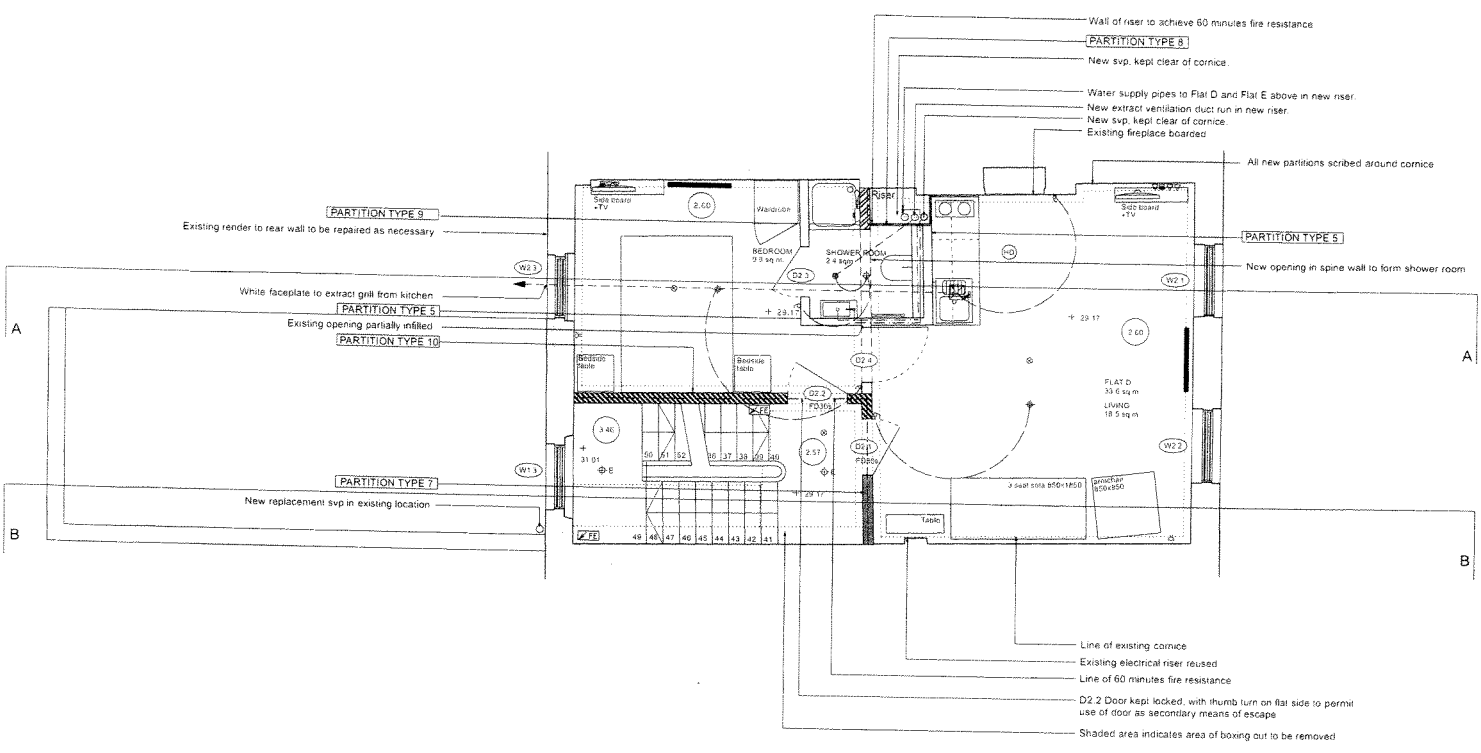
KEY TO EXISTING AND PROPOSED PARTITIONS

- PARTITION TYPE 1** Existing partition between shop and entrance hall. Exact construction not know. Partition is faced with timber panelling on entrance hall side. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint on shop side of partition. Existing timber panelling to achieve Class 0 for surface spread of flame through application of Envirograf Class 0 treatment.
- PARTITION TYPE 2** Existing partition between shop and Ground floor flat. Existing construction sheet of 12.5mm plasterboard on either side of timber studs. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint to both sides of partition.
- PARTITION TYPE 3** Existing partition within Ground floor flat, currently in area below stair timber studwork is exposed. Area of exposed timber studs to be clad above currently exposed timber studwork to receive application of envirograf intumescent paint.
- PARTITION TYPE 4** Existing partition between Ground floor flat and common staircase. Face Partition within flat to receive application of envirograf intumescent paint. All soffits of staircase and landing within Ground floor flat to receive application of envirograf intumescent paint.
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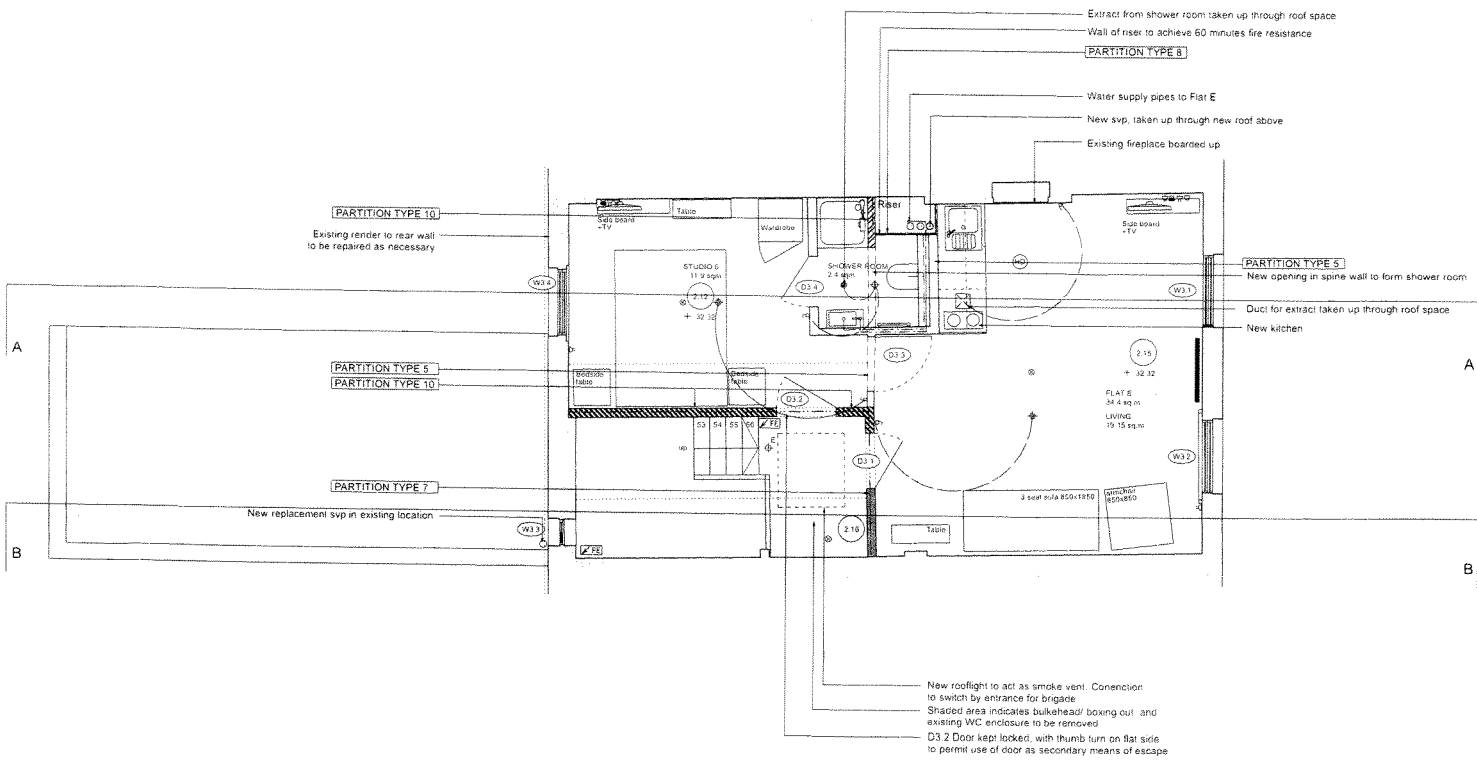
DOORS AND WINDOWS

- W2.1** Existing window to be replaced with like for like replacement
- W2.2** Existing window to be retained, refurbished and redecorated
- W2.3** Existing window to be replaced with like for like replacement
- D2.1** Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition.
- D2.2** Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Lock to operate with thumbturn on room side or other mechanism to permit safe means of escape. Door to be kept locked day to day to function as a secondary means of escape.
- D2.3** New solid timber 6-panelled door with new architraves
- D2.4** New solid timber 6-panelled door with new architraves

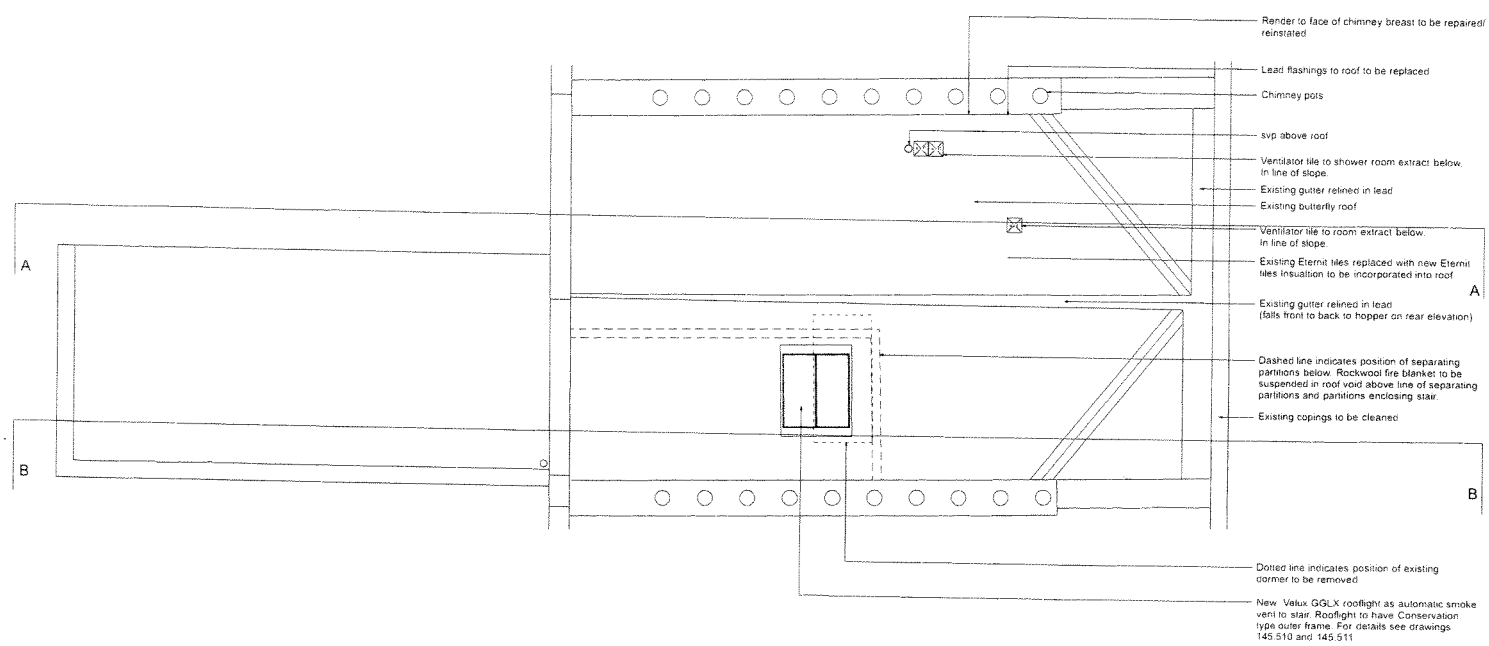
FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476, Part 22. Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees celsius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seals. Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.



GENERAL KEY	ELECTRICAL	SCALE
<ul style="list-style-type: none"> ○ 2.12 Ceiling height + 32.32 Level from benchmark --- Line of 30 minutes fire resistance --- Line of 60 minutes fire resistance --- Soil/waste pipe drainage run --- Water supply pipe run --- Existing wall removed 	<ul style="list-style-type: none"> ⊙ Smoke detector ⊙ Heat detector ⊕ Pendant lighting fitting ⊖ Downlighter E E suffix denotes emergency fitting ● Bathroom extract fan, 15 litres per second. ⊠ Kitchen extract fan, 30 litres per second — Fluorescent strip light — New electric heater <p>All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the current edition of the IEE Wiring Guidance and Building Regulation (Part P)</p> <p>Install all light fittings in accordance with manufacturer's instructions.</p> <p>Note requirements of Part L1A with regards to specification of energy efficient light fittings. Light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Circuit watts means the power consumed in lighting circuits by lamps and their associated control gear and power correction equipment.</p> <p>Reasonable provision would be to provide fixed energy efficient light fittings that number not less than the greater of:</p> <ol style="list-style-type: none"> one per 25m² of dwelling floor area or part thereof; or one per four fixed lighting fittings. <p>NOTE: Lights in wet rooms/ bathrooms to have appropriate IP rating</p>	<ul style="list-style-type: none"> ☎ Telephone point △ TV point △ Double power socket △ Single power socket <p>SCALE</p>
<p>KEY TO EXISTING AND PROPOSED PARTITIONS</p> <ul style="list-style-type: none"> PARTITION TYPE 1 Existing partition between shop and entrance hall. Exact construction not known. Partition is faced with timber panelling on entrance hall side. Partition to be upgraded to 60 minute fire resistance standard through use of envirograf intumescent paint on shop side of partition. Existing timber panelling to achieve Class 0 for surface spread of flame through application of Envirograf Class 0 treatment. PARTITION TYPE 2 Existing partition between shop and Ground floor flat. Existing construction sheet of 12.5mm plasterboard on either side of timber studs. Partition to be upgraded to 60 minutes fire resistance standard through use of envirograf intumescent paint to both sides of partition. PARTITION TYPE 3 Existing partition within Ground floor flat, currently in area below stair timber studwork is exposed. Area of exposed timber studs to be clad on each side with a sheet of 15mm Gyproc Fireline plasterboard to achieve 60 minutes fire protection to timber structure. Areas of partition above currently exposed timber studwork to receive application of envirograf intumescent paint. PARTITION TYPE 4 Existing partition between Ground floor flat and common staircase. Face Partition within flat to receive application of envirograf intumescent paint. All soffits of staircase and landing within Ground floor flat to receive application of envirograf intumescent paint. PARTITION TYPE 5 New plasterboard partition forming new shower room to front studios and WC in shop. Formed from a layer of 15 mm Soundbloc on either side of 75x38 timber studs. Soundbloc on shower room side of partition to be MR grade with sheet of plywood incorporated behind and 50mm isover APR insulation incorporated into cavity. Where partition is to accommodate drainage pipes (eg. between kitchen and shower room) use 100x38 timber studs. PARTITION TYPE 6 Existing partition between common stair and flats at First Floor level, lath and plaster to both sides. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions. PARTITION TYPE 7 Areas of new partition forming partition to front room on line of spine wall. Formed from 2 layers of 15mm Gyproc Soundbloc on either side of timber studs. 50mm isover APR 1200 insulation incorporated into cavity. Partition achieves 60 minutes fire resistance. Used to infill an area of an existing opening. Width of infill partition adjusted to suit width of existing partition. PARTITION TYPE 8 New plasterboard forming new riser, 2 sheets of 15mm Gyproc Fireline plasterboard fixed to timber stud frame. Outer layer of Fireline on shower room side to be MR grade 50mm isover APR insulation incorporated into cavity. PARTITION TYPE 9 Existing spine wall at First, Second and Third floor levels. To be upgraded with an application on Envirograf intumescent paint to both sides to achieve 60 minutes fire protection to elements of structure. PARTITION TYPE 10 Existing partition between common stair and flats at Second and Third Floor levels, lath and plaster to stair side, with plasterboard to room side. Partition to be upgraded to achieve a standard of 60 minutes fire resistance through the application of Envirograf intumescent paint to room side of partitions. 	<p>DOORS AND WINDOWS</p> <ul style="list-style-type: none"> Existing window to be replaced with like for like replacement Existing window to be replaced with like for like replacement Existing window to be retained, refurbished and redecorated Existing window to be retained, refurbished and redecorated Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Existing internal door to be replaced with new solid timber 6-panelled fire door (FD30S). Existing architraves to common parts side of partition to be retained with new architraves to match to flat side of partition. Lock to operate with thumbturn on room side or other mechanism to permit safe means of escape. Door to be kept locked day to day to function as a secondary means of escape. New solid timber 6-panelled door with new architraves New solid timber 6-panelled door with new architraves <p>FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476: Part 22. Hung to open in one direction only, on metal hinges, no part of which has a meeting point less than 500 degrees celcius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seals. Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.</p>	



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revisions
 REV A: 04-08-09 General amendments for listed building consent
 REV B: 10-02-10 Preliminary Listed Building application
 REV C: 03-03-10 Listed Building application
 REV D: 24-08-10 Revised Planning and Listed Building applications

client

Resolution Ltd.

project

93 Judd Street
London
WC1H 9NE

drawing title

Roof Plan
as Proposed

date	drawn by	revision
Jan 09	BM	D
SEB	checked by	drawing
1:50	RW	145.216



Existing roof covered with Eternit slates

Existing sign pole

Existing timber sections

Ventilation grille

Existing railing to be re-painted black (existing colour)

Existing solid timber door

THIRD FLOOR LEVEL
(STUDIO 7) (32.05m A.O.D.)

SECOND FLOOR LEVEL
(FLAT 4) (29.17m A.O.D.)

FIRST FLOOR LEVEL
(STUDIO 3) (26.00m A.O.D.)

GROUND FLOOR LEVEL
(STUDIO A) (22.93m A.O.D.)

BASEMENT FLOOR LEVEL
(BEDROOM) (20.19m A.O.D.)

FRONT ELEVATION

REAR ELEVATION

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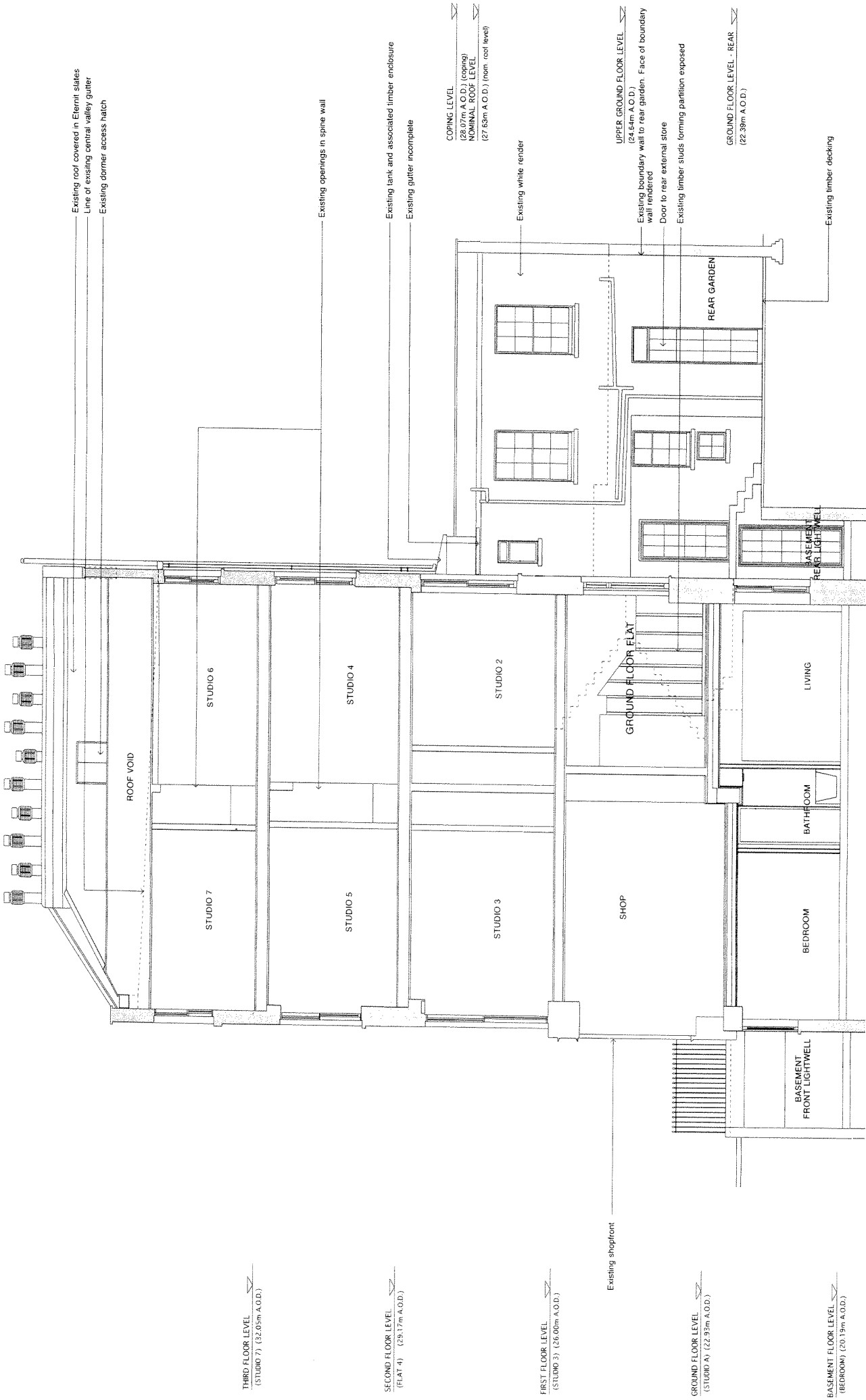
WFL ARCHITECTS LIMITED
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

FOR APPROVAL Resolution Limited

PROJECT
83 Judd Street
London WC1H 9NE

DRAWING TITLE
Front and rear elevations
As existing

DATE	DRAWN BY	REVISION
Feb 10 2019	RW	/
	CHECKED BY	GW
	1:50@A2	RW
		145.300



THIRD FLOOR LEVEL
(STUDIO 7) (32.05m A.O.D.)

SECOND FLOOR LEVEL
(FLAT 4) (29.17m A.O.D.)

FIRST FLOOR LEVEL
(STUDIO 3) (26.00m A.O.D.)

GROUND FLOOR LEVEL
(STUDIO 1) (22.95m A.O.D.)

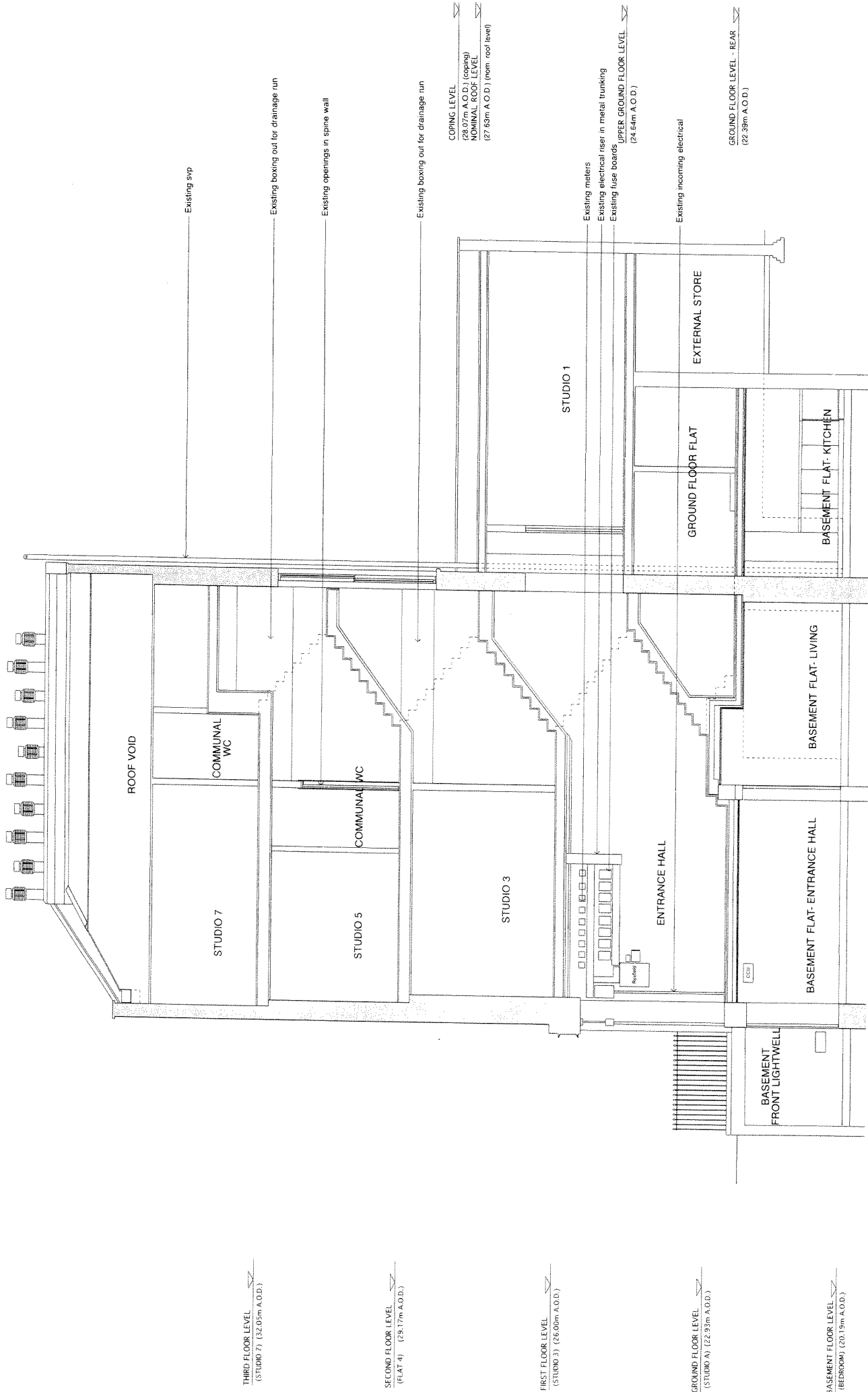
BASEMENT FLOOR LEVEL
(BEDROOM) (20.19m A.O.D.)

COPING LEVEL
(28.07m A.O.D.) (coping)
NOMINAL ROOF LEVEL
(27.63m A.O.D.) (nom. roof level)

UPPER GROUND FLOOR LEVEL
(24.6m A.O.D.)

GROUND FLOOR LEVEL - REAR
(22.39m A.O.D.)

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<p>DESIGNER: syte</p>	<p>PROJECT: 99 Judd Street London WCH 9NE</p>	<p>DATE: Feb 10 2020</p> <p>SCALE: 1:50@A2</p> <p>PROJECT: 145.301</p>
<p>SYTE</p>	<p>FOR APPROVAL</p>	<p>145.301</p>



THIRD FLOOR LEVEL
(STUDIO 7) (32.05m A.O.D.)

SECOND FLOOR LEVEL
(FLAT 4) (29.17m A.O.D.)

FIRST FLOOR LEVEL
(STUDIO 3) (26.00m A.O.D.)

GROUND FLOOR LEVEL
(STUDIO A) (22.93m A.O.D.)

BASEMENT FLOOR LEVEL
(BEDROOM) (20.15m A.O.D.)

COPING LEVEL
(28.07m A.O.D.) (existing)
NOMINAL ROOF LEVEL
(27.53m A.O.D.) (from roof level)

UPPER GROUND FLOOR LEVEL
(24.64m A.O.D.)

GROUND FLOOR LEVEL - REAR
(22.93m A.O.D.)

Existing sump

Existing boxing out for drainage run

Existing openings in spine wall

Existing boxing out for drainage run

Existing meters

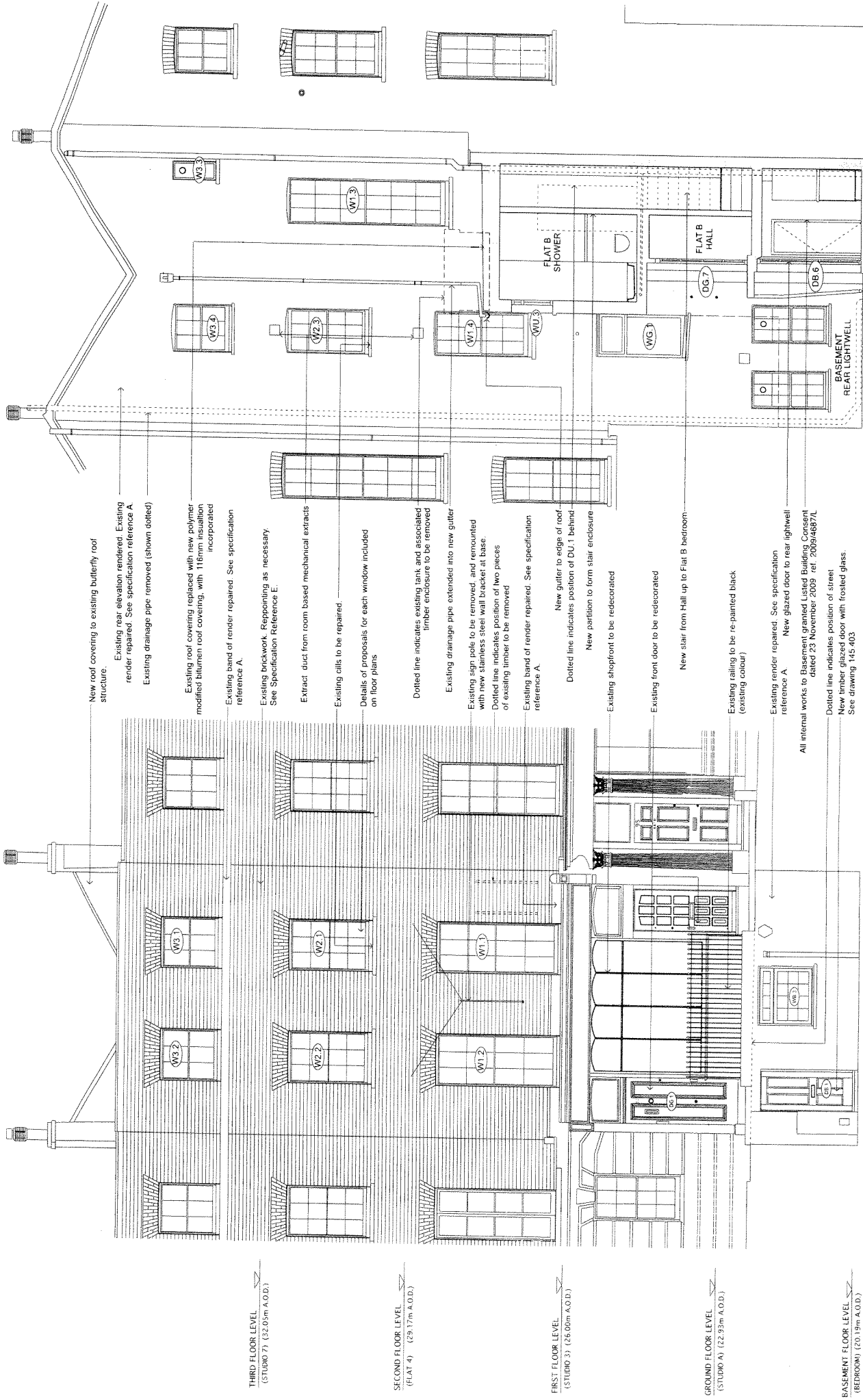
Existing electrical riser in metal trunking

Existing fuse boards

Existing incoming electrical

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THIRD FLOOR LEVEL
(STUDIO 7) (32.05m A.O.D.)

SECOND FLOOR LEVEL
(FLAT 4) (29.17m A.O.D.)

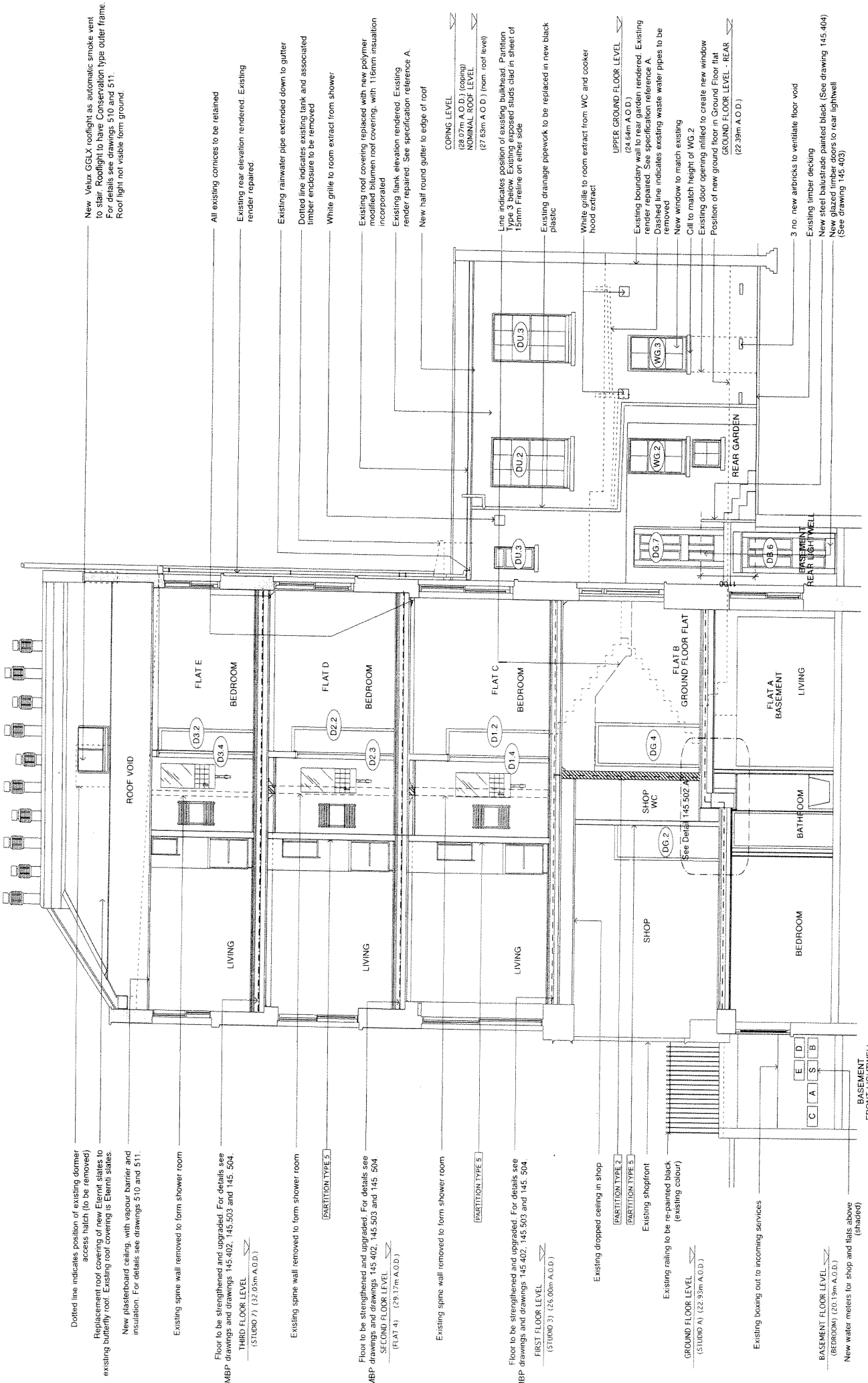
FIRST FLOOR LEVEL
(STUDIO 3) (26.00m A.O.D.)

GROUND FLOOR LEVEL
(STUDIO A) (22.93m A.O.D.)

BASEMENT FLOOR LEVEL
(BEDROOM) (20.19m A.O.D.)

FRONT ELEVATION

REAR ELEVATION



New Velux GGLX rooflight as automatic smoke vent to stair. Rooflight to have Conservation type outer frame. For details see drawings 510 and 511. Roof light not visible from ground.

All existing cornices to be retained

Existing rear elevation rendered. Existing render repaired.

Existing rainwater pipe extended down to gutter. Dotted line indicates existing tank and associated timber enclosure to be removed

White grille to room extract from shower

Existing roof covering replaced with new polymer modified bitumen roof covering, with 116mm insulation incorporated
Existing tank elevation rendered. Existing render repaired. See specification reference A.

New half round gutter to edge of roof

COPING LEVEL
(28.07m A.O.D.) (rooftop)
NOMINAL ROOF LEVEL
(27.63m A.O.D.) (room: roof level)

Line indicates position of existing bulkhead. Partition Type 3 below. Existing exposed studs clad in sheet of 15mm Firlite on either side

Existing drainage pipework to be replaced in new black plastic

White grille to room extract from WC and cooker hood extract

UPPER GROUND FLOOR LEVEL
(24.64m A.O.D.)

Existing boundary wall to rear garden rendered. Existing render repaired. See specification reference A
Dashed line indicates existing waste water pipes to be removed

New window to match existing

Clit to match height of WG 2

Existing door opening infilled to create new window

Position of new ground floor in Ground Floor flat

GROUND FLOOR LEVEL - REAR
(22.99m A.O.D.)

3 no. new airbricks to ventilate floor void

Existing timber decking
New steel balustrade painted black (See drawing 145.404)
New glazed timber doors to rear lightwell (See drawing 145.403)

Dotted line indicates position of existing dormer access hatch (to be removed)
Replacement roof covering of new Eternit slates to existing butterfly roof. Existing roof covering is Eternit slates.
New plasterboard ceiling, with vapour barrier and insulation. For details see drawings 510 and 511.

Existing spine wall removed to form shower room

Floor to be strengthened and upgraded. For details see MBP drawings and drawings 145.402, 145.503 and 145.504.
THIRD FLOOR LEVEL
(STUDIO 7) (32.05m A.O.D.)

Existing spine wall removed to form shower room

PARTITION TYPE 5

Floor to be strengthened and upgraded. For details see MBP drawings and drawings 145.402, 145.503 and 145.504.
SECOND FLOOR LEVEL
(FLAT 4) (29.17m A.O.D.)

Existing spine wall removed to form shower room

PARTITION TYPE 3

Floor to be strengthened and upgraded. For details see MBP drawings and drawings 145.402, 145.503 and 145.504.
FIRST FLOOR LEVEL
(STUDIO 3) (26.00m A.O.D.)

Existing dropped ceiling in shop

PARTITION TYPE 2

PARTITION TYPE 3

Existing shopfront

Existing railing to be re-painted black (existing colour)

GROUND FLOOR LEVEL
(STUDIO A) (22.95m A.O.D.)

Existing boxing out to incoming services

BASEMENT FLOOR LEVEL
(BEROOM) (20.19m A.O.D.)

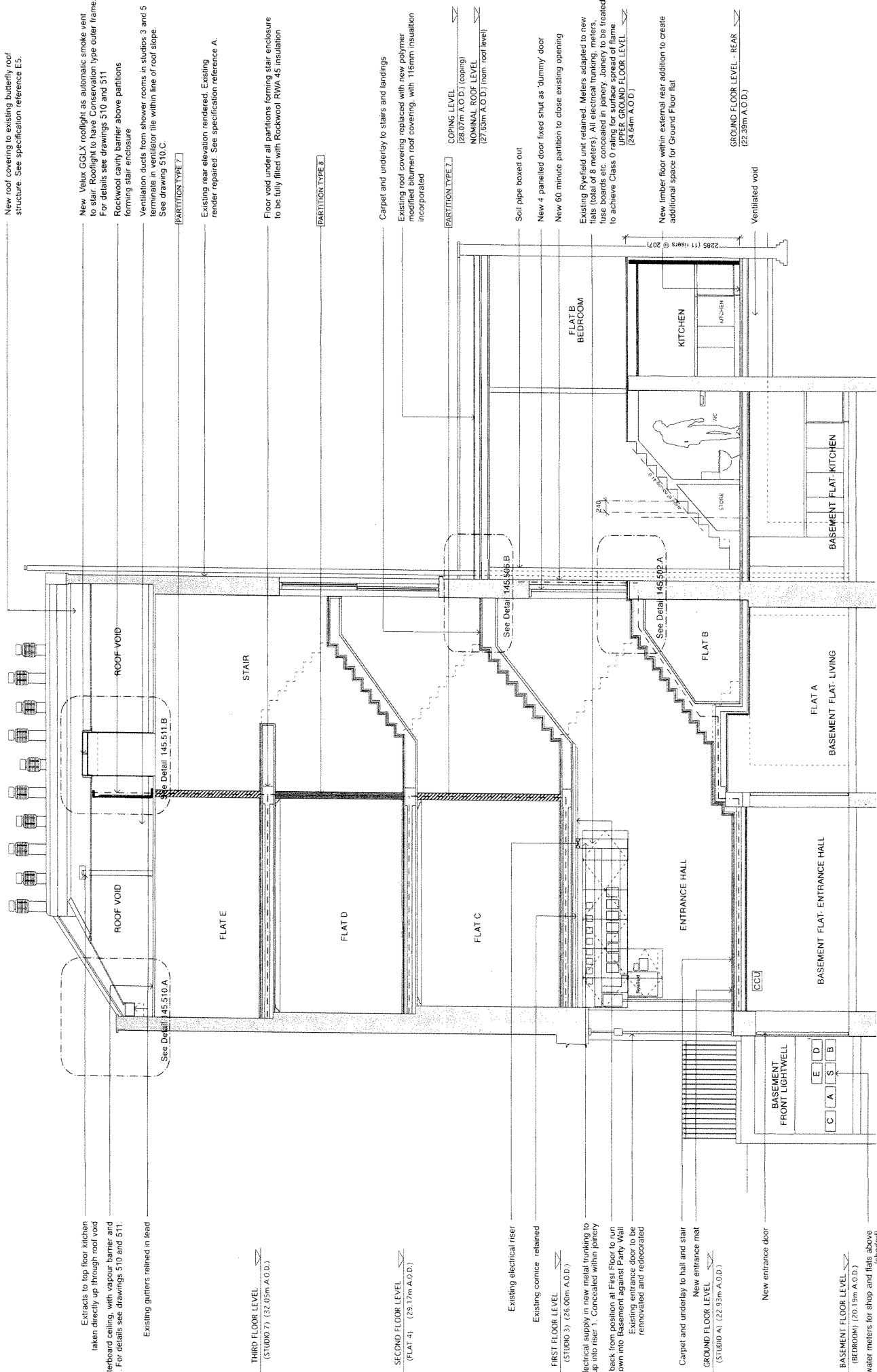
New water meters for shop and flats above (standard)

BASEMENT LIGHTWELL

UNLESS INDICATED, WORKS IN BASEMENT HAVE ALREADY BEEN GRANTED LISTED BUILDING CONSENT. CONSENT DATED 23 NOVEMBER 2009. REFERENCE 2009/4687/L

REVISED: Rev A: 03.03.10 Listed Building issue
Rev B: 24.08.10 Revised for Planning and Listed Building resubmission
Rev C: 06.11.10 Revised following Planner's comments. Position of shower room amended

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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



New roof covering to existing butterfly roof structure. See specification reference E5.

New Velux GGLX rooflight as automatic smoke vent to stair. Rooflight to have Conservation type outer frame. For details see drawings 510 and 511
 Rockwool cavity barrier above partitions forming stair enclosure
 Ventilation ducts from shower rooms in studios 3 and 5 terminate in ventilator tile within line of roof slope
 See drawing 510.C.
 [PARTITION TYPE 7]

Existing rear elevation rendered. Existing render repaired. See specification reference A.

Floor void under all partitions forming stair enclosure to be fully filled with Rockwool RWA 45 insulation

[PARTITION TYPE 8]

Carpet and underlay to stairs and landings
 Existing roof covering replaced with new polymer modified bitumen roof covering, with 118mm insulation incorporated

[PARTITION TYPE 7]

COPING LEVEL
 (28.07m A.O.D.) (topping)
 NOMINAL ROOF LEVEL
 (27.53m A.O.D.) (nom. roof level)

Soil pipe boxed out

New 4 panelled door fixed shut as 'dummy' door
 New 60 minute partition to close existing opening

Existing Ryefield unit retained. Meters adapted to new flats (total of 8 meters). All electrical trunking, meters, fuse boards etc. concealed in joinery. Joinery to be treated to achieve Class 0 rating for surface spread of flame.
 UPPER GROUND FLOOR LEVEL
 (24.64m A.O.D.)

New timber floor within external rear addition to create additional space for Ground Floor flat

GROUND FLOOR LEVEL - REAR
 (22.39m A.O.D.)

Ventilated void

Extracts to top floor kitchen taken directly up through roof void
 New plasterboard ceiling, with vapour barrier and insulation. For details see drawings 510 and 511.
 Existing gutters retained in lead

THIRD FLOOR LEVEL
 (STUDIO 7) (32.05m A.O.D.)

SECOND FLOOR LEVEL
 (FLAT 4) (29.17m A.O.D.)

Existing electrical riser

Existing cornice retained

FIRST FLOOR LEVEL
 (STUDIO 3) (26.00m A.O.D.)

Electrical supply in new metal trunking to run up into riser 1. Concealed within joinery
 svp turns back from position at First Floor to run down into Basement against Party Wall
 Existing entrance door to be removed and redecorated

Carpet and underlay to hall and stair
 New entrance mat

GROUND FLOOR LEVEL
 (STUDIO A) (22.93m A.O.D.)

New entrance door

BASEMENT FLOOR LEVEL
 (BEDROOM) (20.19m A.O.D.)

New water meters for shop and flats above (shaded)

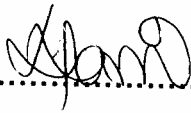
UNLESS INDICATED, WORKS IN BASEMENT HAVE ALREADY BEEN GRANTED LISTED BUILDING CONSENT. REFERENCE 2009/4657/L

<p>PROJECT: 03.03.10, other Building issue Rev B - 24.08.10 Proposed for Planning and Listed Building resubmission</p> <p>DATE: 03.03.10 DRAWN: [blank] CHECKED BY: [blank]</p> <p>DATE: Feb 10 DRAWN: RW CHECKED BY: RW</p> <p>SCALE: 1:50 @ A2 RW 145.312</p>	<p>DRAWING TITLE: Section B B As proposed</p> <p>PROJECT: 93 Judd Street London W.C1H 9NE</p> <p>CLIENT: Resolution Limited</p> <p>FOR APPROVAL</p>
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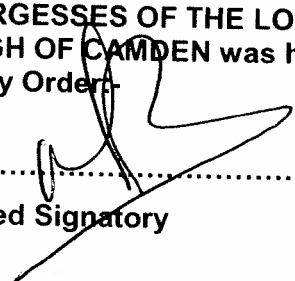
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EXECUTED AS A DEED BY)
AFFIXING THE COMMON SEAL OF)
NATIONWIDE BUILDING SOCIETY)
BY ORDER OF THE)
BOARD OF DIRECTORS)
in the presence of:-)



.....
By authority of the Board of Directors

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order)



.....
Authorised Signatory



DATED

21st April

2011

(1) RESOLUTION RESIDENTIAL E LIMITED

and

(2) NATIONWIDE BUILDING SOCIETY

and

**(3) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T
relating to land known as
93 Judd Street London WC1H 9NE
pursuant to Section 106 of the Town and Country Planning
Act 1990 (as amended)

**Andrew Maughan
Head of Legal Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP**

Tel: 020 7974 1918

Fax: 020 7974 2962

**G: Case files/culture & env/planning/s106 Agreements/ (CF)
CLS/COM/SB/1685.000805**

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